

# Proposed Amendment to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan: Part 1 attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:

(a) Delete Table 5.1 entitled 'Density Areas', and associated notes, and replace with the following:

"Table 5.1 Density Areas

Density area	Base Density (Floor Area Ratio FAR)	Maximum density with bonuses and transfers of density (in FAR)
A	5.0	7.0
B	*3.0 for Commercial West of Macleod Trail 5.0 for Commercial East of Macleod Trail 5.0 for Residential/mixed-use	*3.0 for Commercial West of Macleod Trail 8.0 for Commercial East of Macleod Trail ****9.0 for Residential/mixed-use
C	5.0 for Commercial 8.0 for Residential/mixed-use	8.0 for Commercial 12.0 for Residential/mixed-use
D	**3.0	***3.0 West of Centre Street 4.0 East of Centre Street

**Note:** The maximum densities listed in Table 5.1 may be exceeded by up to 10% through a transfer of heritage density rights.

\* Subject to a land use redesignation, the maximum allowable commercial floor area may be exceeded when commercial uses are combined with arts and culture uses.

\*\* 7.9 for the southern portion of the parcel legally described as Plan 1910115, Block 120, Lot 51.

\*\*\* 9.0 for the southern portion of the parcel legally described as Plan 1910115, Block 120, Lot 51.

\*\*\*\* 11.0 for the total area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30."

(b) In section 5.3.2 entitled "Bonus schedule", policy 3 "Provision of affordable housing units", subheading "Bonus rate", third paragraph, following the word "bonus." add the following sentence:

"Changes to this formula, if supported by Administration, may be applied through a land use amendment."

(c) In section 6.3.6 entitled "Building massing", policy 2 "Body", fifth bullet point, after subpoint "c" add the following:

"d. For development within the area encompassing the parcels legally described as Plan A1, Block 106, Lots 24-30, the maximum floor plate area may be increased to a maximum of 800 m<sup>2</sup>".

